

Single Family Residence **RESIDENTIAL**

2844 RIVER RUN WAY

BRADENTON, FL 34208

\$394,886 TopHap Estimate · \$262 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,508 ft²

LIVING AREA

0.16 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$395K

\$370K low

\$420K high

Last Sale

\$353,000 · Feb 2, 2022

Est. Owner Equity

\$394,886

TAX & ASSESSMENT

Property Tax	\$6,374 (2025)
Assessed Value	\$346,232
Previous Assessed	\$349,245
Assessor Market Value	\$346,232

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Standard

Porch · 27 ft²

CLIMATE RISK

91
FLOOD

24
WILDFIRE

98
HEAT

73
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 25, 2022	Resale	Warranty Deed	\$353,000	\$234	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William H. Bashaw Elementary School	Elementary	PK–5	2.9 mi
Manatee High School	High	9–12	4.1 mi
Braden River Middle School	Middle	6–8	7.0 mi

District: Manatee County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 34208

103 CRIME INDEX	95 AIR POLLUTION	46,005 POPULATION	\$64K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------